



Fort Point Channel Landmark District Commission

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

June 13, 2019

Commissioners Present: David Berarducci, John Karoff, Lynn Smiledge, Susan Goganian

Staff Present: Nicholas Armata, Senior Preservation Planner

6:04 PM Commissioner Berarducci called the public hearing to order.

I. DESIGN

APP # 19.1210 FPC: 25 Thomson Place

Applicant: Chad Lehy; Stack & Co.

Proposed Work: At rear façade, install new signage and window graphics

The applicant presented the details to the proposal which called for the installation of a vertical sign mounted at the entrance of the storefront. The sign will be internally lit with a galvanized finish.

The commission discussed whether the sign should be aligned with the upper lintels of the windows around the corner (on the same building). There was some concern whether cars parked directly in front of the sign will block its visibility. It was later determined that the proposed location was fine, and that the space directly outside the entrance would not allow parking.

During public comment, Sara McCammond of Fort Point Channel neighborhood association questioned whether all of the different styles seen in this particular block would be too overwhelming.

In conclusion the commission voted to approve the application as submitted.

J. Karoff motioned to approve the application, L. Smiledge seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).



APP # 19.1229 FPC: 55 Thomson Place

Applicant: Andrew Roy; Vantage Builders, Inc.

Proposed Work: Install new roof deck

The applicant did not show. There was no vote or public comment.

APP # 19.1276 FPC: 15 Channel Center Street

Applicant: Jennifer Mecca; Midway Artist Studios

Proposed Work: At Medallion Avenue, install loading dock platform and replace existing multi-pane window with a garage door.

The applicant presented the details to the proposal which consisted of installing a black metal loading dock and rail to accommodate a new use on the interior of the structure. The existing windows are not original to the structure. The work is on the Medallion Avenue side of the structure, and while it is a public street, it is often used more as a back lot or rear alley.

The commission discussed the rail and its relation to the rest of the building. There were questions as to whether the rail on the proposed platform will be remove-able.

There was no public comment

In conclusion the commission voted to approve the application as submitted.

L. Smiledge motioned to approve the application, S. Goganian seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).



APP # 19.1283 FPC: 333 Summer Street

Applicant: Kell Reardon

Proposed Work: At rear of property facing Pastene Alley, upgrade existing opening by replacing existing double door and sidelights with a new overhead door. Add security card reader.

Applicant Matt Formicola presented the details of the proposal which was necessary because the existing (non-historic) doors were worn out and in need of replacement while accommodating for large deliveries through a roll up door. The details of the fenestration would include an upper lite above the roll door.

The commission discussed some of the details to the primary entrance of the proposal, specifically of the details to the door, which was to look like the design of the door adjacent to the proposal. The commission also felt that the rolling door should have a clear divided lite above to allow for some light from the interior onto the alley. The applicant thought that it would be challenging considering the roll-up component was in close proximity.

There was no public comment.

In conclusion, the commission voted to approve the application with the following provisos.

- That the deck gate mesh will be made using a similar pattern/style as the existing rail surrounding the porch. The logo is approved.
- That the light above the rolling door facing Pastene Alley will be made from spandrel glass.
- All details as described in the hearing are to be sent to staff prior to approval.

Smiledge motioned to approve the application, Karoff seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).



APP # 19.1293 FPC: 25 Thomson Place

Applicant: Glenn Rechtenbach; Bed Bay and Beyond

Proposed Work: Update storefronts at Thomson Place and Stillings Street for new tenant. Work will include new signage, window decals, wall plaques, and entry doors.

The applicant presented the details of the proposed One Kings Lane store that is expanding their presence in the Boston area. The changes to the proposed storefront involve relocating the door, adding signage to the sign band, several plaques and window decals. The door that would be relocated was a section of the structure that was previously installed, meaning the materials were all new to replicate the original fabric of the structure.

The Commissioners discussed the details of the proposal, it was thought that the proposed signage was too much for each side of the structure; it needed to be scaled back. There was a question as to the need of the full window decal that would shield the rear workroom from the street.

In conclusion the commission motioned to approve the application with the following provisos.

- The placards near the doors are removed from the plans.
- The window graphic filling the window looking into the storage room is screened so that the color is toned down and allow for more light to shine through.
- The new entry doorway is made proportionate so that the flanked side light will match the "A, B, A" dimensions of the adjacent window fenestration. Please submit these plans to staff once completed.

S. Goganian motioned to approve the application, L. Smiledge seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).



II. Admin

APP # 19.1265 FPC 30 Thomson Place: Remove roof deck, parapet caps, parapet wall panels and edge metal. Replace PVC roof membrane, parapet wall flashings, roof edge metal, copper gutter and downspout. Replacements are to match existing.

S. Goganian motioned to approve the Administrative Items, L. Smiledge seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).

III. Ratification of Meeting Minutes from 05/07/2019

L. Smiledge motioned to approve the minutes, D Berarducci seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).

IV. Staff Updates

V. Adjorn – 8:30 PM

L. Smiledge motioned to adjorn the hearing. S. Goganian seconded the motion. The vote was 4-0 (DB, JK, LS, and SG).